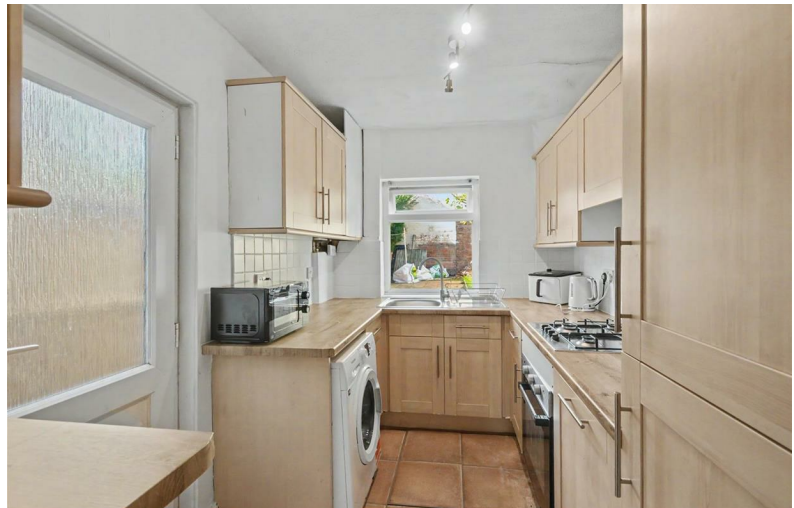
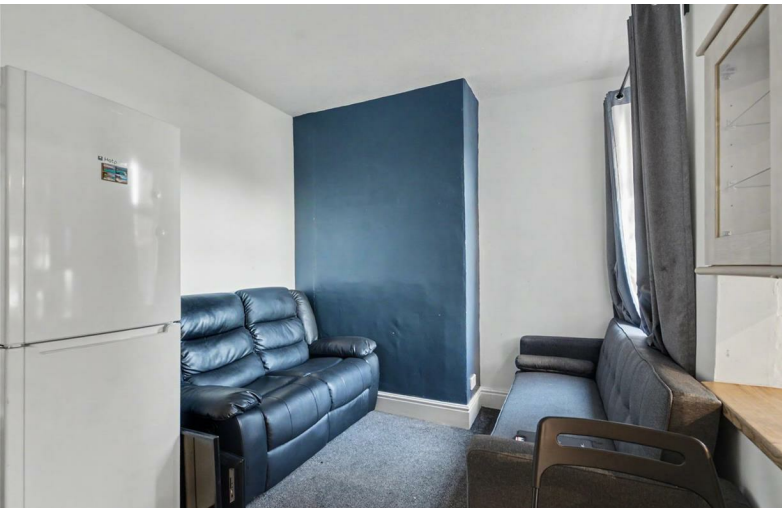




Wollaton Road,
Beeston, Nottingham
NG9 2NP

£220,000 Freehold



A three/four bedroom mid-terrace house.

Situated in this popular and convenient residential location, readily accessible for a variety of local shops and amenities including schools, transport links, Beeston town centre, this great property is considered an ideal opportunity for a range of potential purchasers including first time buyers, young professionals, families and investors.

In brief the internal accommodation which is arranged over three floors comprises entrance hall, sitting room/bedroom, lounge and kitchen to the ground floor, with two double bedrooms and a bathroom to the first floor and a further bedroom and shower room to the second floor, and a cellar to lower ground floor.

Outside the property has a small frontage and to the rear you will find a primarily paved garden with fence boundaries.

Offered to the market with the benefit of chain free vacant possession an early internal viewing comes highly recommended.



Entrance Hall

UPVC double glazed front door, radiator, stairs to the first floor, stairs leading down into the cellar, and doors to the lounge and bedroom four.

Bedroom Four

11'11" x 8'10" (3.64m x 2.71m)

A carpeted double bedroom with UPVC double glazed window to the front and radiator.

Lounge

12'0" x 9'2" (3.68m x 2.8m)

A carpeted reception room with UPVC double glazed window to the rear, radiator and opening into the kitchen.

Kitchen

9'7" x 6'11" (2.94m x 2.11m)

Fitted with a range of wall, base and drawer units, work-surfaces, sink with drainer and a mixer tap, integrated electric oven with gas hob and air filter over, integrated fridge freezer, plumbing for a washing machine, laminate flooring, tiled splashbacks, UPVC double glazed window to the rear and UPVC double glazed door to the garden.

First Floor Landing

Stairs to the second floor and doors to the bathroom and two bedrooms.

Bedroom One

12'1" x 8'8" (3.7m x 2.66m)

A carpeted double bedroom with UPVC double glazed window to the front and radiator.

Bedroom Two

12'2" x 9'0" (3.71m x 2.76m)

A carpeted double bedroom with UPVC double glazed window to the rear and radiator.

Bathroom

Incorporating a three-piece suite comprising panelled bath with shower over, pedestal wash-hand basin, WC, tiled splashbacks, heated towel rail and UPVC double glazed window to the rear.

Second Floor Landing

With doors to the shower room and bedroom three.

Bedroom Three

14'10" x 5'7" (4.54m x 1.71m)

A carpeted bedroom with UPVC double glazed window to the rear and radiator.

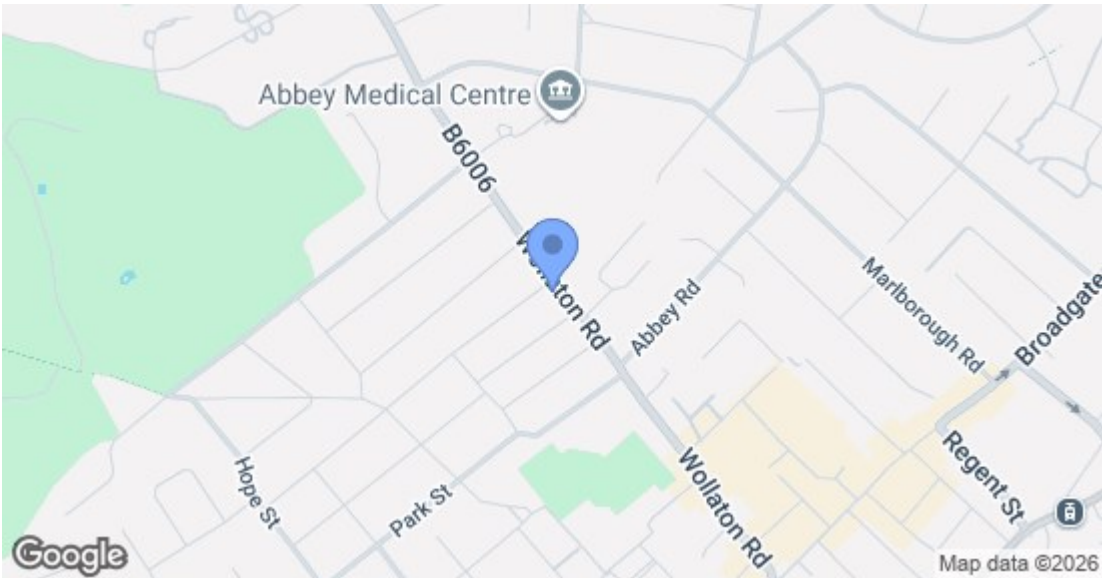
Shower Room

Incorporating a three-piece suite comprising corner shower, pedestal wash-hand basin, WC, laminate flooring, radiator, UPVC double glazed window to the side and extractor fan.

Outside

Outside the property has a small frontage and to the rear you will find a primarily paved garden with fence boundaries.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.